

# Finally, after 50 years of the threat of development, we have a chance to permanently save the South Park Property!

*After fifty years, South Park is on the brink of Forever Ours and Forever Wild.*

*But we're not there yet. And now, we need your help for one last push.*

*Easton residents now have a chance to vote to permanently preserve the remaining ten acres of property that were not part of the Aspetuck Land Trust's recent agreement to purchase some nineteen acres.*

*As far as the future of South Park is concerned, the outcome could not be more momentous: A "yes" vote means that those ten acres will be preserved in perpetuity, and become part of the 40,000 acre "Green Corridor."*

*For Citizens for Easton, the outcome is likewise important, both symbolically and practically. Founded fifty years ago, CFE was born to protect this same South Park property from high density development. In that long-ago moment, CFE found both a mission and a vision. At last, after 50 years, that vision is close to becoming a reality.*

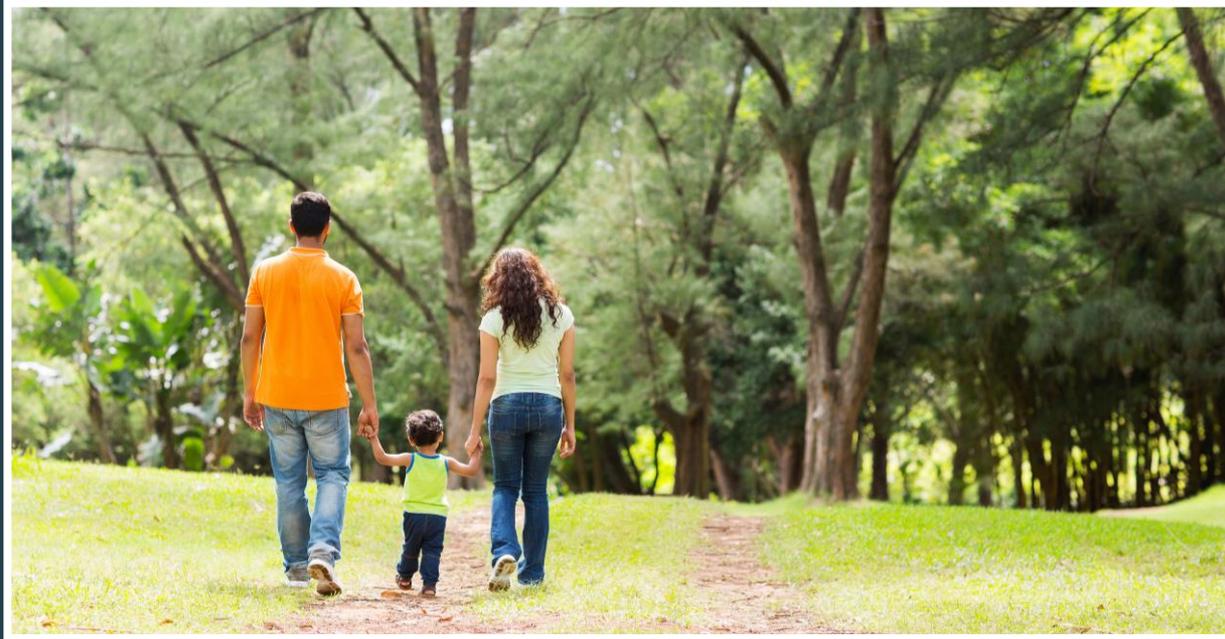
*But The Affordable Housing Committee has included this property as a possible site on which to place High Density Affordable Housing. (See the link to the Easton 2022 Affordable Housing Plan on the Town of Easton Government Website Home page, and go to page 20.)*

*Let us be clear on this point: CFE supports affordable housing, but we also believe Easton has a unique mandate to protect and preserve our vanishing woodlands.*

*If you agree, please let your voice and your vote count. After all, we've waited fifty years for this moment.*

## Vote YES for the Conservation Easement to preserve South Park ~Forever~

# South Park For Current and Future Generations



Citizens for Easton advocates preserving this natural asset in perpetuity as passive open space for current and future generations by virtue of a conservation easement

# Iconic Gateway to Easton



The property creates a scenic gateway to Easton from the south, just past the “Easton Town Line” sign. The South Park property's pastoral landscape is a prime example of Easton's heritage.

# A Conservation Easement makes Good \$ense:

• If the property were to be developed in the future, it would most likely cost the town more in annual tax dollars than preserved open space-  
There is no guarantee of a positive cash flow

# Controlling Property Saves Money

- Before being acquired by the town of Easton, the South Park Avenue property was the object of contentious development proposals over the years, including assisted living and other high density uses.
- Consequently, the Town incurred legal costs for defense. Now that the property is town owned, it would be unwise to lose control of it again to another developer.
- If property is sold without a Conservation Easement, no matter what current proposal is on the table, the purchaser would be free to sell to whomever they wish, resulting in unknown consequences.

## It All Adds Up:

- + Financial
- + Planning & Zoning
- + Protection of Natural Resources
- + More!

*Open Space Preserved in Perpetuity for All*

# Additional Benefits to Lower Easton



- Stability
- Resolution
- Quality of life
- Harmony with area
- Open space access
- Property values

*Support a Conservation Easement to preserve  
the South Park Property...*

*Forever*

